



SCHUIL
AG REAL ESTATE



+/-46.62 Acres – Walnuts – Laton, CA

S Fowler Ave & E Harlan Ave, California 93242,
USA • 46.62 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located west of Harlan Ave and Fowler Ave in Laton, CA.

SIZE:

+/-46.62 Assessed Acres

PLANTINGS:

Property was planted to Chandler walnuts in 2019, 20' X 25' diamond spacing.

WATER:

Property is located in the Laguna Irrigation District with a lift pump. There is one (1) 75 HP irrigation well.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Fresno County APNs: 056-070-17s and 057-030-04s

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

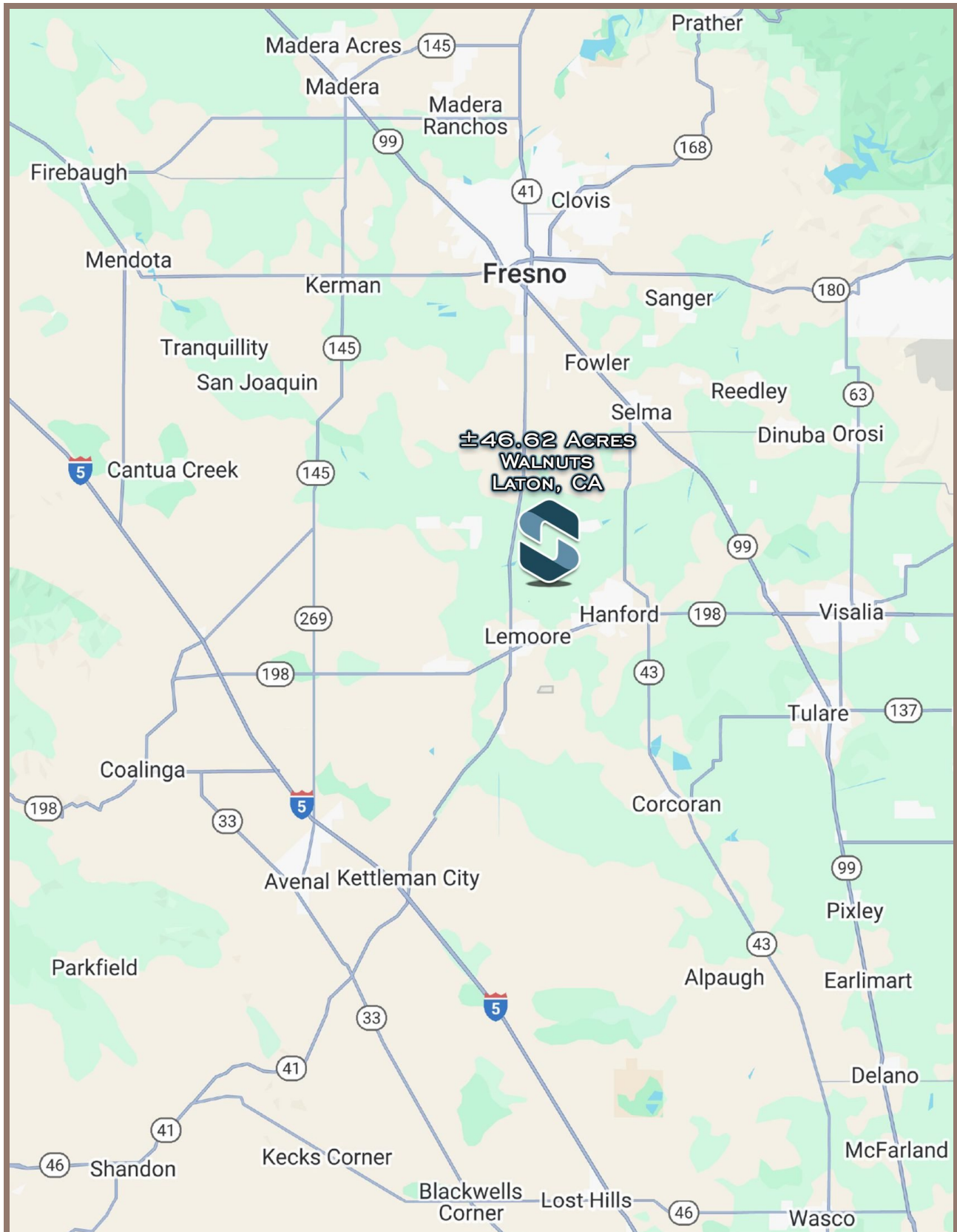
The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

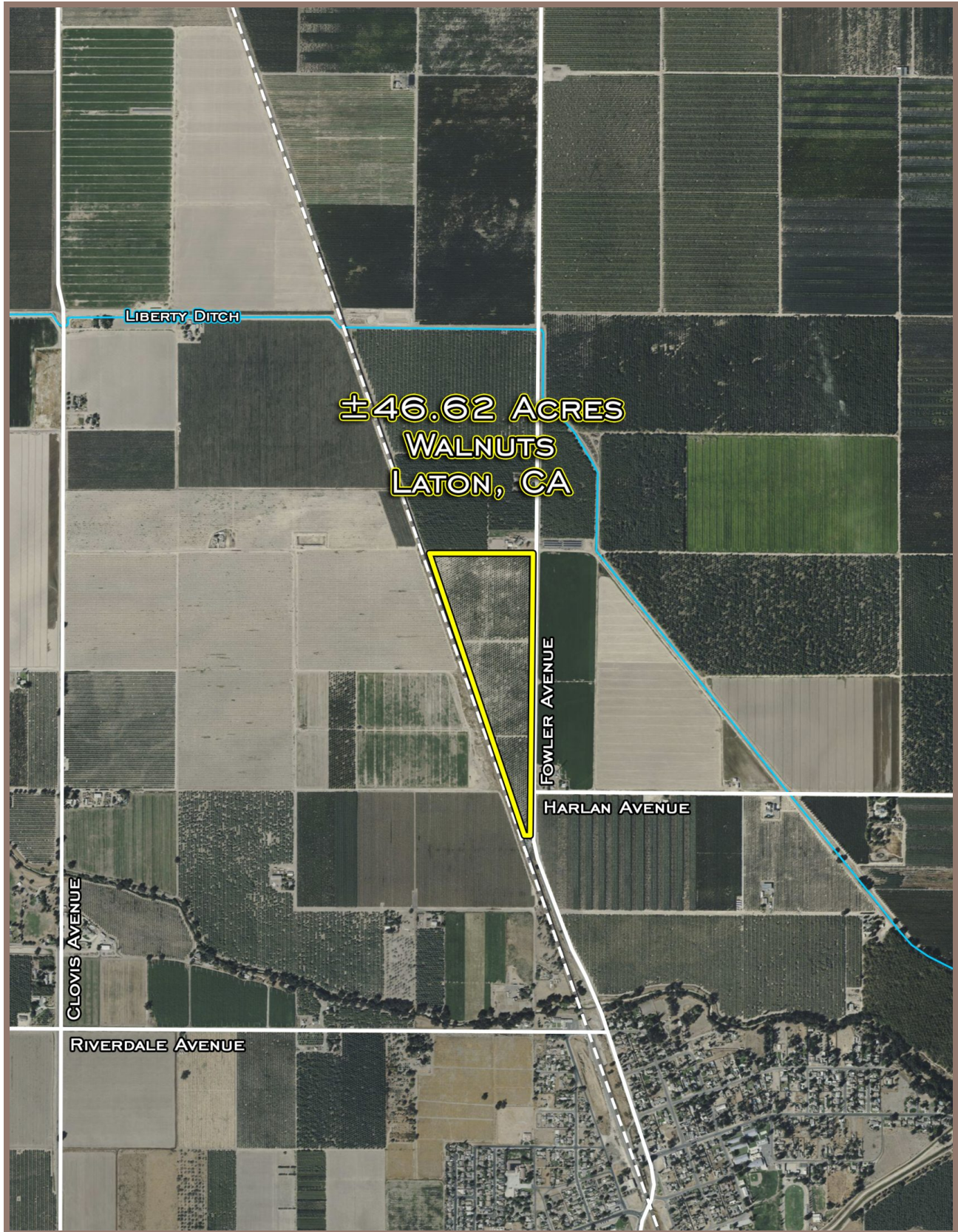
PRICE:

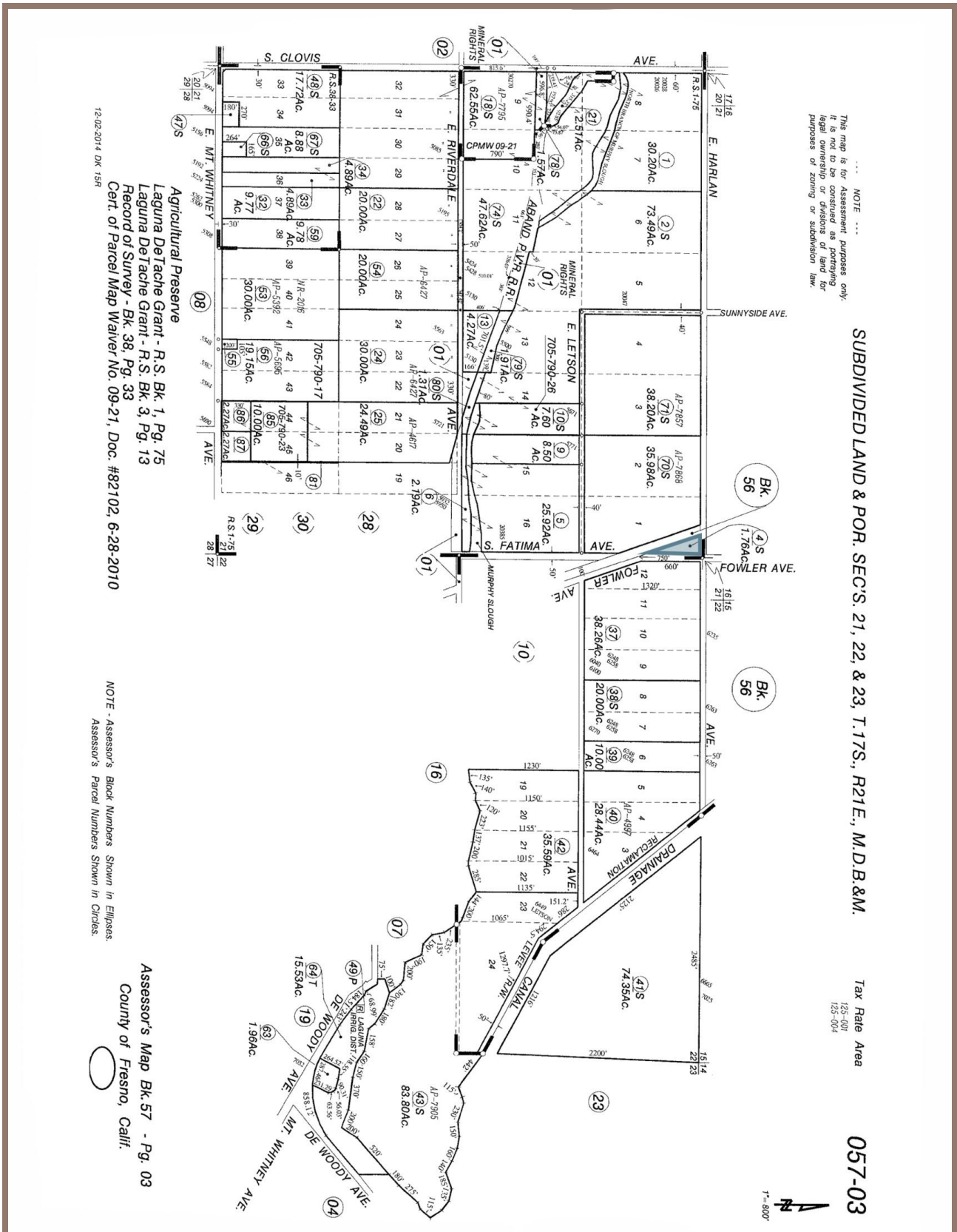
\$1,200,000 (+/- \$26,000 per acre)

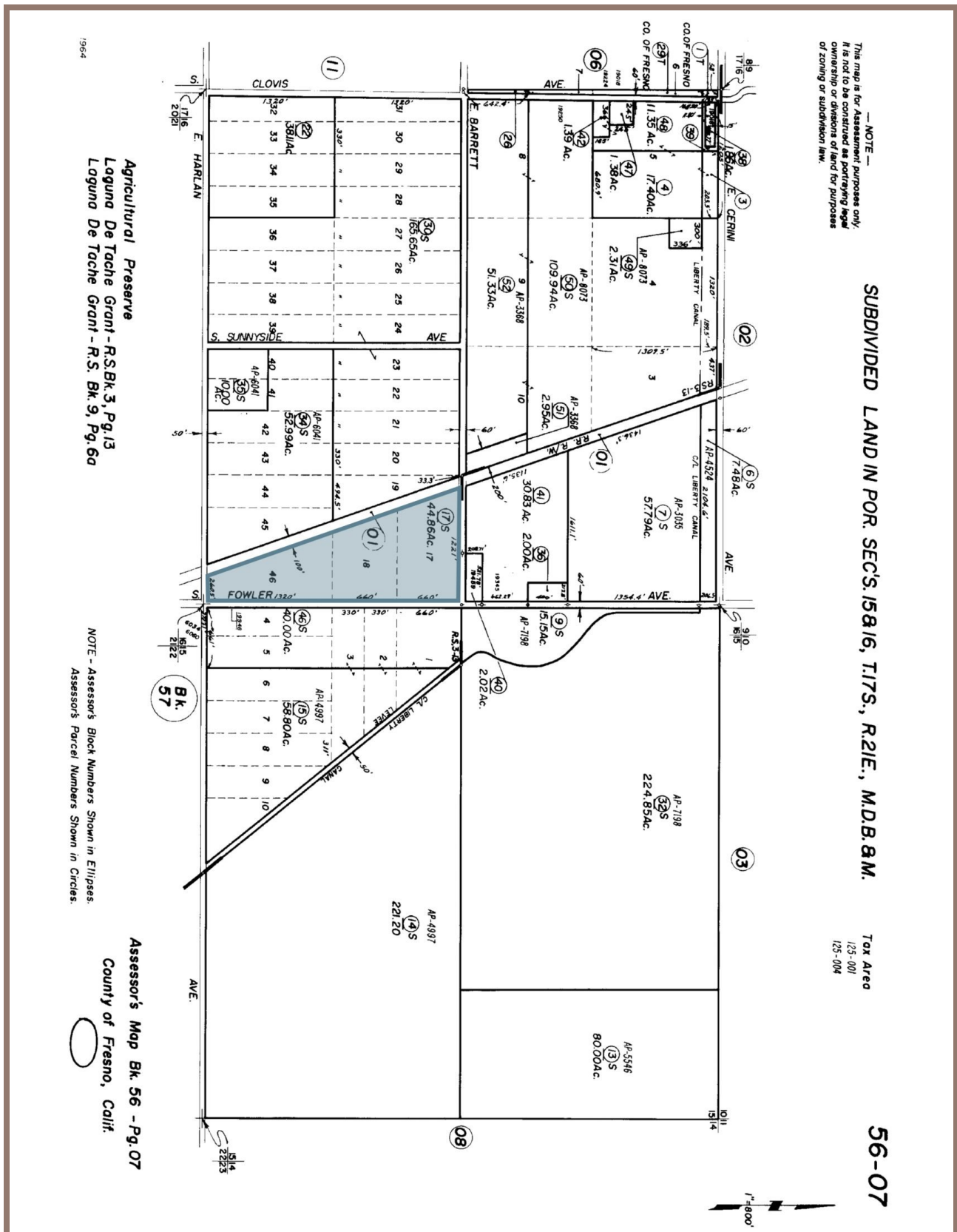
CONTACT:

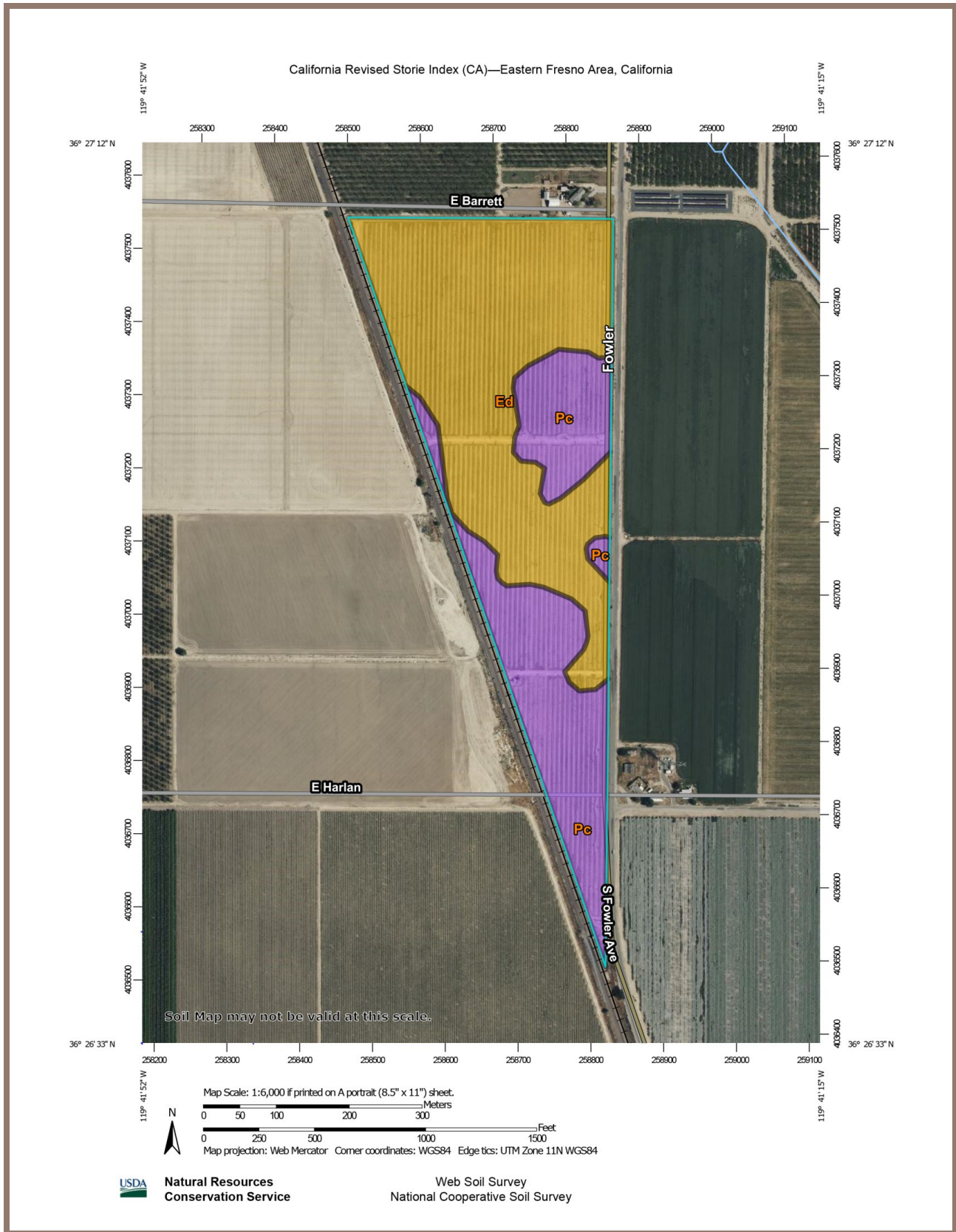
Arnel Koster
559-805-6347
arnel@schuil.com
CalBRE #00886351











California Revised Storie Index (CA)—Eastern Fresno Area, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Ed	El Peco fine sandy loam	Grade 4 - Poor	El Peco (85%)	28.7	62.3%
Pc	Pachappa loam, saline alkali	Grade 3 - Fair	Pachappa (85%)	17.4	37.7%
Totals for Area of Interest				46.2	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

